

S1/2 OF LOT 7 (S-1)
IN OR 1248/101
CHADWICK PLACE PB 5/130

CHILD ASHLEY & JEREMY
6352 MOCK ORANGE DR
CHARLOTTE, NC 28277

2025

00-00-31-1177-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	95,442
FGR	324	55	2004	178	19,663
FOP	72	30	2004	22	2,430
FUS	477	100	2004	477	52,692
TOTALS	1,737			1,541	170,228

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	29	4		116.00	SF 6.50
2	0810	CONCRETE A	0	0	46	10		460.00	SF 6.50
3	0810	CONCRETE A	0	0	12	12		144.00	SF 6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-3	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	1,541	122.7366	122.74	189,142	2004	2004	0	0	0	10.00	90.00
1 TOWNHOUSE - 0% - 0												
Heated Area: 1341												
HX Base Yr												
988 CHAD ST, FERNANDINA BEACH												
BLD DATE: 05/16/2024 MLU												

TOTAL OB/XF												
3,885												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		170,228	
TOTAL MARKET OB/XF VALUE		3,885	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		324,113	
SOH/AGL Deduction		18,059	
ASSESSED VALUE		306,054	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		306,054	
TOTAL JUST VALUE		324,113	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040359	NEW CONSTR	95,000	02/27/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1248/0101	7/26/2004	WD	Q	I	
GRANTOR: MCGRATH EILEEN					
GRANTEE: CHILD ASHLEY & JERE					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
FOP=[YR=2004] W24 S3 BAS=[YR=2004] S35 FGR=[YR=2004] S22 E15					
N20 W3 N2 W12\$ E12 S2 E12 N37 W24\$ E24 N3\$ PTR=E15					
FUS=[YR=2004] E24 S21 W6 N4 W9 S5 W9 N22\$ W15\$.					